

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Saturday October 28, 2017 at 10:00am

At the Arrowhead Estates Swimming Pool Cabana, Clermont, FL 34711

Meeting Minutes

Directors Present: Judy Hilliard, Dave Springer, Lynn Patrick, Jo Ann Hughes, Bridget Murphy

Directors Absent: Erick Rodriguez, Lauren Cross

Association Manager: Richard Eckelberry representing Vista Community Association Management

1) Call to Order

Judy Hilliard called the meeting to order at 10:00am

2) Establishment of Quorum

A quorum of the board was established. A Majority of board members were present.

3) Proof of Notice

The meeting notice was posted on the meeting sign at the entrances to the community and was also posted on the HOA Facebook page approximately a week prior to the meeting.

4) Approval of Previous Meeting Minutes – September 26, 2017

Motion was made by Bridget Murphy and was seconded by David Springer to approve the September 26, 2017 board meeting minutes. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

5) Financial Report

Richard Eckelberry summarized the financials.

Motion was made by Lynn Patrick and was seconded by Bridget Murphy to approve the September Financials. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

6) Managers' Report

The board of directors received the managers' report.

7) Inspections Report

The board of directors received the inspections report. Notices were sent to any homes that have not cleaned up the hurricane debris off their property and put to the side of the road. Richard Eckelberry will contact the county to see if they will be coming back to pick up debris that they missed.

8) ARB Committee Report

There was 4 Approved Application: 16038 Arrowhead Trail for painting, 16335 Arrowhead Trail for roof replacement, 16330 Arrowhead Trail for roof replacement, and 14636 Dream Catcher for roof replacement.

9) Old Business

a. Irrigation Repair

Richard Eckelberry reported that he had met with Top Notch Landscaping to go over the irrigation repairs needed. The irrigation tech stated that half of the irrigation heads don't pop up, and the other half are leaking at the base. An updated quote was received from Top Notch which included additional zones that went bad for \$890.

Motion was made by Jo Ann Hughes and was seconded by Bridget Murphy to approve the quote from Top Notch Landscaping to repair the irrigation, with the cost not to exceed \$1000. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

b. 2018 Budget Discussion

The board had discussion regarding the budget. The assessment is planned to stay the same at \$625 annually. The budget will be formally approved at the meeting on November 28, 2017.

c. Annual Meeting Notice

Richard Eckelberry reported that the notice for the Annual Meeting was mailed out on October 27, 2017.

d. Other Old Business

There was no other old business

10) **New Business**

a. Landscape Addendum – Mowing between the trail and road

An addendum to the landscape contract was received from Top Notch Landscaping to mow the area between the trail and the road every other week in the summer months and monthly in the winter months for \$200 a month.

Motion was made by Jo Ann Hughes and was seconded by Lynn Patrick to approve the landscape addendum from Top Notch Landscaping to maintain the area between the trail and the road, to start in January of 2018. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

b. Discuss Bank Changes

The board of directors had discussion regarding switching banks to BB&T.

Motion was made by Jo Ann Hughes and was seconded by David Springer to switch banks to BB&T. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

c. Other New Business

Judy Hilliard reported that the Community Yard Sale will be November 11th and 12th.

Judy Hilliard reported that the deadline to get information for the next newsletter is December 1st so the newsletter could be sent by December 15th.

Richard Eckelberry reported that he had been in contact with the Turnpike regarding the widening of the Turnpike. Florida's Turnpike is planning for a Public meeting in the spring of 2018 to provide an update to the community on the project. The project has a construction schedule starting in the fall of 2020.

Jo Ann Hughes stated that the pool activity form needs to be filled out by the owners of the property, and not guests or family members. Judy Hilliard stated the form needs to be updated to include information regarding the activities to be had at the pool.

11) **Open Session**

The board awarded the prizes for the Scare Crow contest.

3rd Prize was awarded to 14542 Wishing Wind Way

2nd Prize was awarded to 16220 Arrowhead Trail.

1st Prize was awarded to 14627 Dream Catcher Court.

12) **Adjournment**

Motion was made by David Springer and was seconded by Bridget Murphy to adjourn the meeting at 10:43am. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) **Next Meeting**

Next meeting will be on Tuesday, November 28, 2017 at 6:30 p.m. at the Clermont Baptist Church, 16115 Old Hwy 50.